



Connells

Barrington Drive
Basingstoke

Barrington Drive Basingstoke RG24 9RS

for sale offers in excess of
£175,000



Property Description

Presented to the market is a well-presented 2nd floor, two-bedroom flat offering stylish, modern living in a desirable residential location.

The heart of the home is the bright open-plan kitchen/lounge/diner, thoughtfully laid out to create a spacious and sociable living area. The kitchen provides ample storage and worktop space, while the lounge and dining area benefit from plenty of natural light, enhanced by doors opening onto a charming Juliet balcony, creating a light and airy atmosphere.

There are two well-proportioned bedrooms, offering flexible accommodation to suit a range of needs. The principal bedroom enjoys direct access to the family bathroom via a convenient Jack and Jill entrance, which is also accessible from the hallway for added practicality.

Area

This two bedroom flat is located in Popley just 0.8 miles from the A33 to Reading and 2.8 miles from the M3. Festival Place shopping centre, Basingstoke's mainline train station and it's bus station are less than 3 miles away by car offering travel all over Basingstoke and the surrounding areas as well as restaurants, cafes, shops and entertainment. Close by are a number of nursery, infant, junior and primary schools, churches and a Tesco Express just a few minutes walk from the flats front door. This property is also within walking

distance of Popley Ponds and many other green spaces offering areas to exercise and relax.









Total floor area 54.3 m² (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2271.60

Ground Rent:
 169.34

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314728

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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